14-A

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK ERVIN	SOUTHEASTERN MORTGAGE OF TENNESSEE	MAP 048
(NAME)	(NAME)	
4862 Clarksville Pike	115 29th Avenue South	PARCEL 025.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37189	Nashville, TN 37212	14DZ-00115
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STACEY L. MELLLING CHRISTENSEN, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK ERVIN, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A small tract in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being known as Tract 16 on the unrecorded map showing the subdivision of fifteen lots for R. K. Smith as conveyed from Herman Thompson, and described according to a copy of a survey made August 28, 1952, by L. D. Justice, Surveyor, as follows:

Beginning at a point in the northeasterly margin of Highway No. 112 at the corner of Lots 15 and 16, being the most southerly corner of the lot conveyed to Louis W. Schroader and wife, by deed from J. R. Dillow and wife, of record in Book 2447, page 220, Register's Office for said County; thence with the line between Lots 15 and 16, northeasterly 400 feet to a point; thence southeasterly 100 feet to the corner of Lot 17; thence with the line between Lot 16 and 17, southwesterly 400 feet to the margin of Highway No. 112; thence with the margin of the same, northwesterly 100 feet to the point of beginning.

BEING the same property conveyed to Stacey L. Melling, by Deed from Phillips Builders, Inc., of record in Book 8679, Page 667, Register's Office for Davidson County, Tennessee. The said Stacey L. Melling having since married and is now known as Stacey L. Melling Christensen.

THIS conveyance is subject to any and all zoning regulations, building

CONTINUED

unimproved ( )
This is improved (X) property, known as 4862 Clarksville Pike, Nashville, TN 38189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of January 19 99

STACEY L. MELLLING CHRISTENSEN

IDENTIF. & REFERENCE

99 JAN -7 AM 9:50

FILED & RECORDED
DAVIDSON COUNTY, TN

05338860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STACEY L. MELLLING CHRISTENSEN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 6th day of January 19 99.

Commission expires May 27, 2001

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This property is not the principal residence of Grantor or Grantor's spouse.

9724 01/07 0101 03CHECK 321.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11286 PAGE 658

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

01/07/99 01 09:47 0001 9724

0533860
IDENTIF. ↑ REFERENCE

99 JAN -7 AM 9:50

PAID
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409101